# **Housing Supply Overview**

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



## September 2025

U.S. new-home sales unexpectedly surged 20.5% month-over-month and 15.4% year-over-year to a seasonally adjusted annual rate of 800,000 units, the highest level since January 2022, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales would decline to 650,000 units. There were 490,000 new homes for sale going into September, equivalent to a 7.4-month supply at the current sales pace. For the 12-month period spanning October 2024 through September 2025, Pending Sales in the Charleston Trident Association of REALTORS® region were up 2.3 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales were up 10.2 percent.

The overall Median Sales Price went up 2.7 percent to \$425,000. The property type with the largest gain was the Single-Family Homes segment, where prices improved 4.2 percent to \$453,110. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 41 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 70 days.

Market-wide, inventory levels increased 14.5 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale rose 18.6 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 3.9 months of inventory for Condos.

## **Quick Facts**

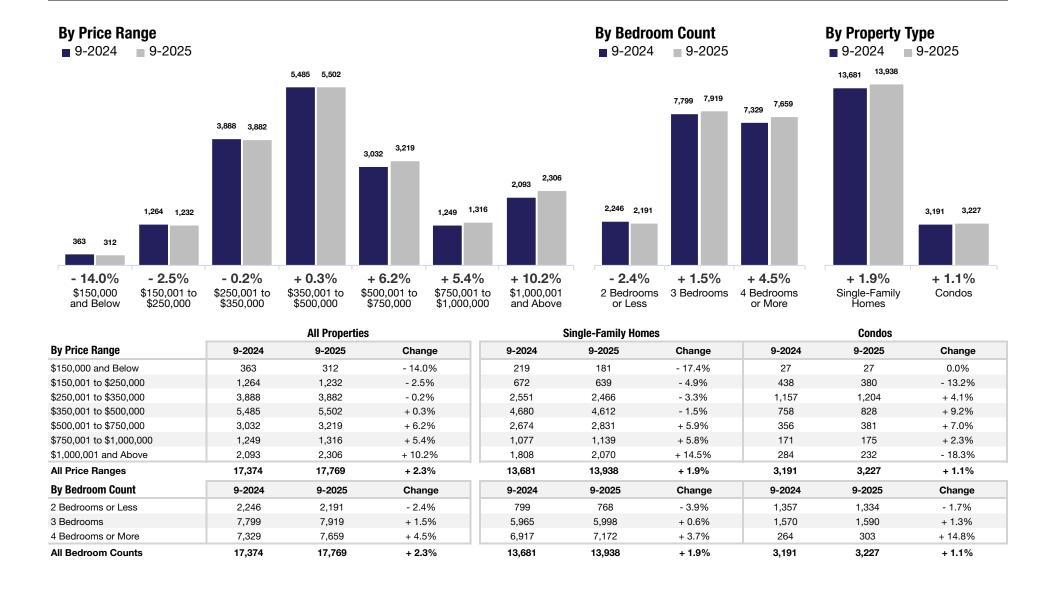
+ 10.2%	+ 4.5%	+ 1.9%
Price Range with	Bedroom Count with	Property Type With
Strongest Sales:	Strongest Sales:	Strongest Sales:
\$1,000,001 and Above	4 Bedrooms or More	Single-Family Homes
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of Original L	6	
Inventory of Homes for Sale 7		7
Months Supply of Inventory		8



## **Pending Sales**



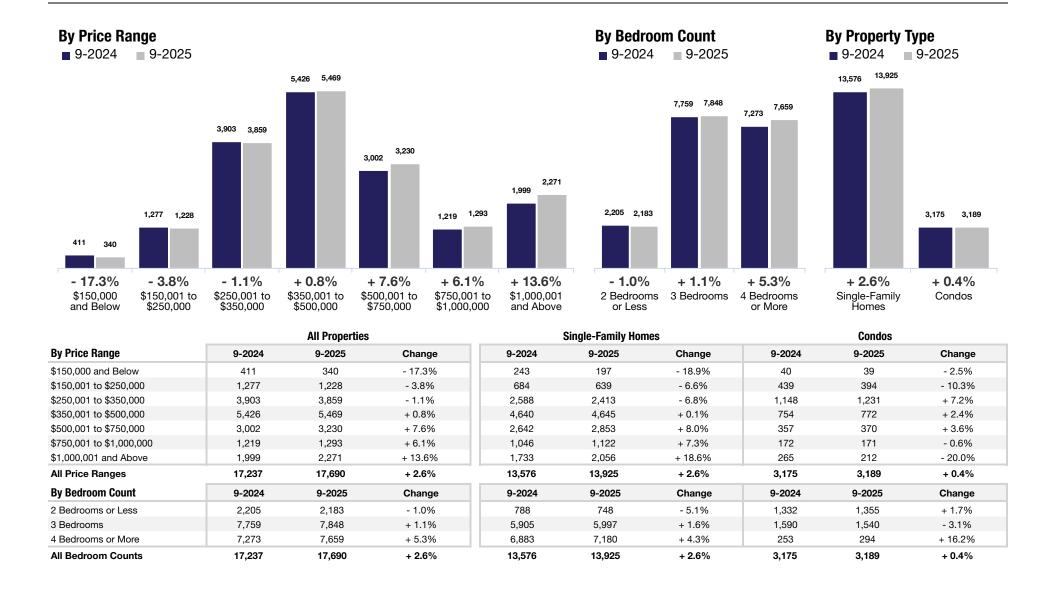
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



#### **Closed Sales**



A count of the actual sales that closed. Based on a rolling 12-month total.

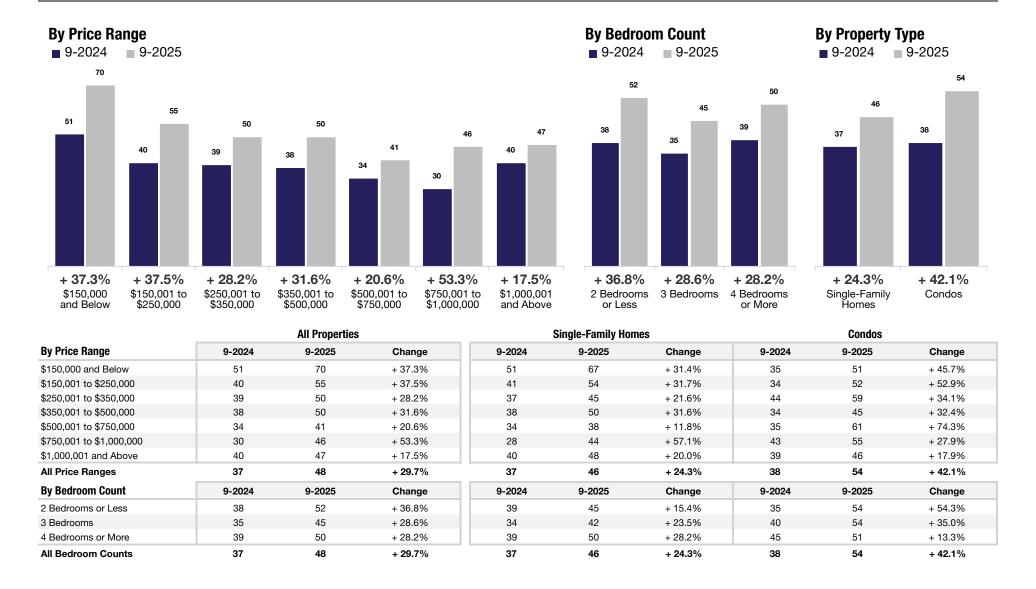


#### **Days On Market Until Sale**



Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.



#### **Median Sales Price**



Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



	All Properties		
By Bedroom Count	9-2024	9-2025	Change
2 Bedrooms or Less	\$345,000	\$343,000	- 0.6%
3 Bedrooms	\$367,974	\$375,000	+ 1.9%
4 Bedrooms or More	\$480,642	\$504,000	+ 4.9%
All Bedroom Counts	\$414,000	\$425,000	+ 2.7%

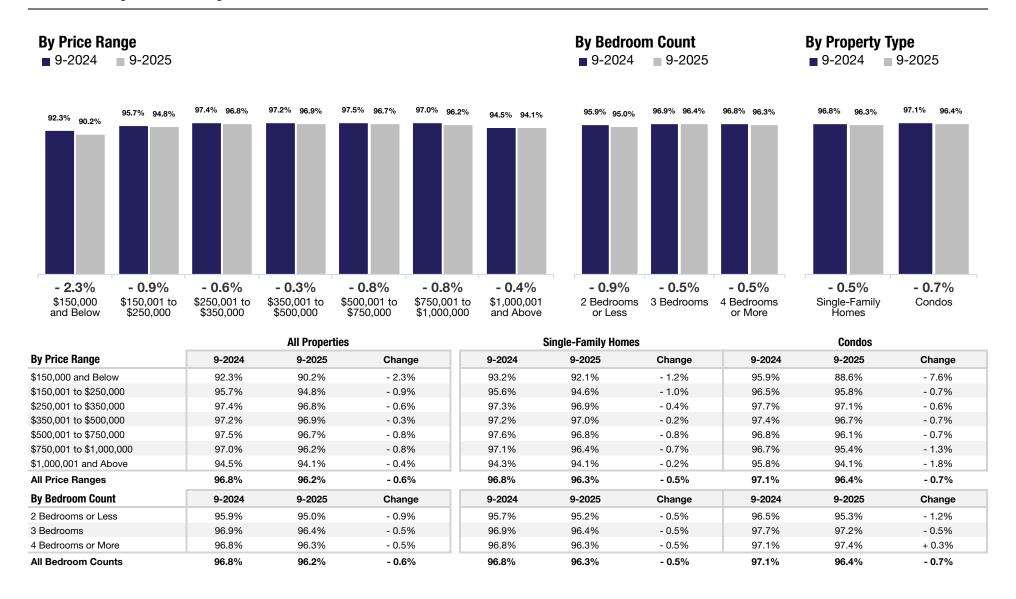
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9-2024	9-2025	Change	9-2024	9-2025	Change
\$393,940	\$406,325	+ 3.1%	\$343,500	\$335,000	- 2.5%
\$378,886	\$390,000	+ 2.9%	\$338,965	\$336,635	- 0.7%
\$494,753	\$524,363	+ 6.0%	\$398,240	\$382,490	- 4.0%
\$435,000	\$453,110	+ 4.2%	\$346,491	\$343,132	- 1.0%

#### **Percent of Original List Price Received**



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

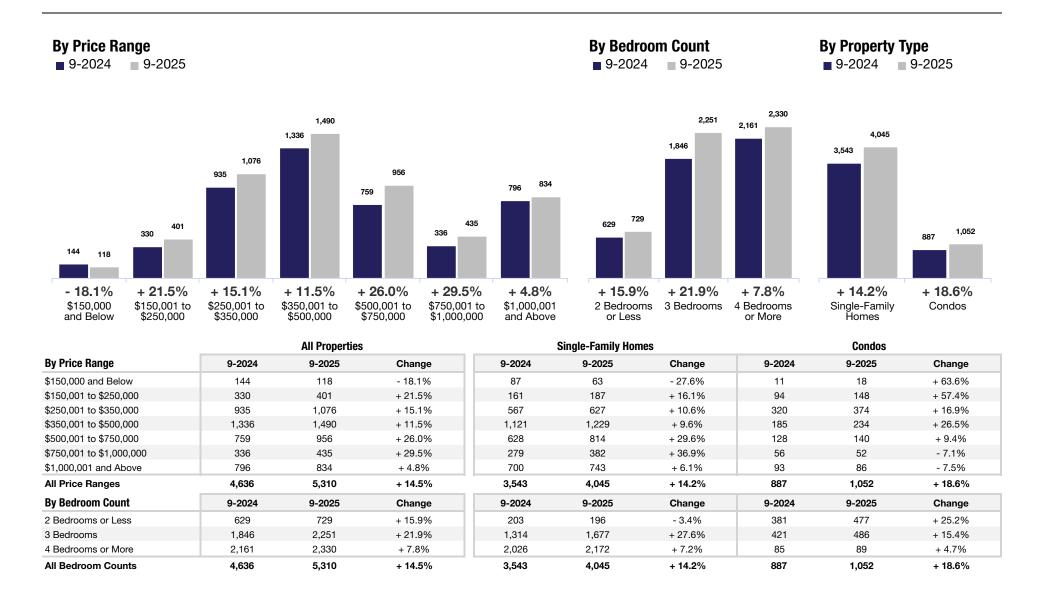
Based on a rolling 12-month average.



#### **Inventory of Homes for Sale**



The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.



#### **Months Supply of Inventory**



The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

